



111 Queensway  
Heald Green SK8 3HG  
£375,000

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# 111 Queensway Heald Green SK8 3HG

£375,000

Offering well-presented accommodation and a large garden, this attractive semi-detached home is certain to be popular.

An entrance porch leads via stylish double doors into a wide hallway, with built-in storage. A living room opens to a dining room, with a sun room overlooking the garden. A fitted kitchen completes the ground floor.

Upstairs, a wide landing gives access to two double bedrooms and a single bedroom/study - currently utilised as a dressing room. An impressive refitted bathroom features a contemporary suite and a shower with modern wet-room tiling.

The property stands behind a driveway which offers off road parking space, extending alongside the house, through two sets of gates. The rear garden features a seating area and a large lawned expanse: The perfect space for outdoor entertaining and for children and pets to enjoy a safe, enclosed area.

Queensway forms part of a sought-after residential area, well-positioned for access to amenities, excellent transport networks and popular schools.

This is a property which warrants an early internal inspection in order to fully appreciate the accommodation and the garden size.

Tenure: Freehold  
Council Tax: Stockport C

- Gas Central Heating
- PVCU Double Glazing
- Open-plan Living Space
- Sun Room
- Fitted Kitchen
- Three Bedrooms
- Refitted Bathroom
- Driveway
- Large Garden
- Popular Location

Entrance Porch  
4'3 x 6'1

Entrance Hallway  
13'4 max x 6'5 max

Kitchen  
10'6 x 7'11

Open-plan Lounge/Dining Room  
27'9 max x 10'10 red to 7'2

Sun Room  
7'6 x 7'2

First Floor Landing

Bedroom One  
13'0 x 9'10

Bedroom Two  
10'5 x 9'10

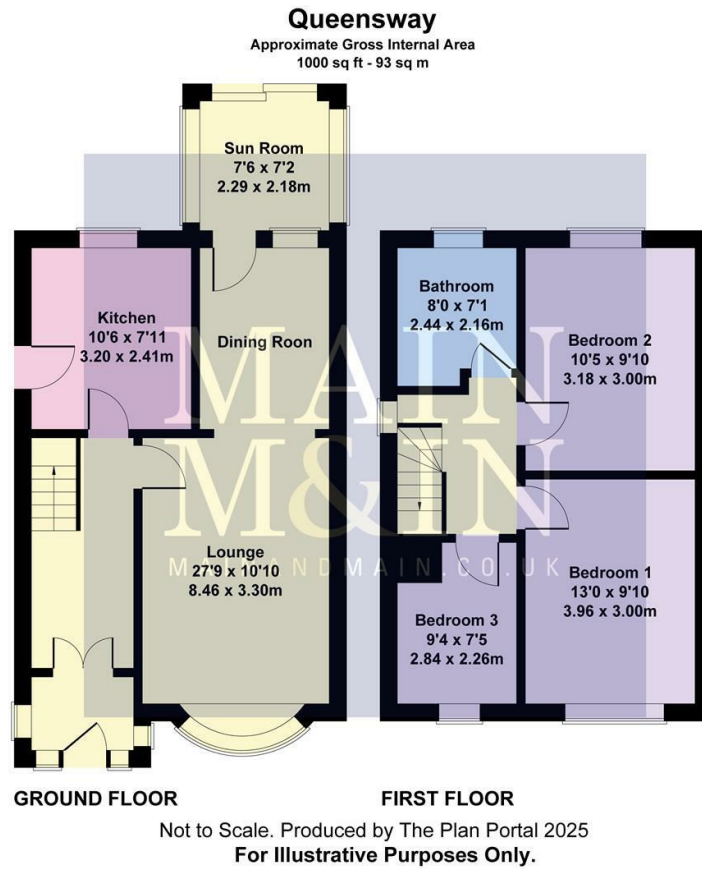
Bedroom Three  
9'4 max x 7'5 max

Bathroom  
8'0 max x 7'1

Externally  
Wide driveway to the front.  
Gates alongside the house give access.  
Large enclosed garden with seating area and lawn.

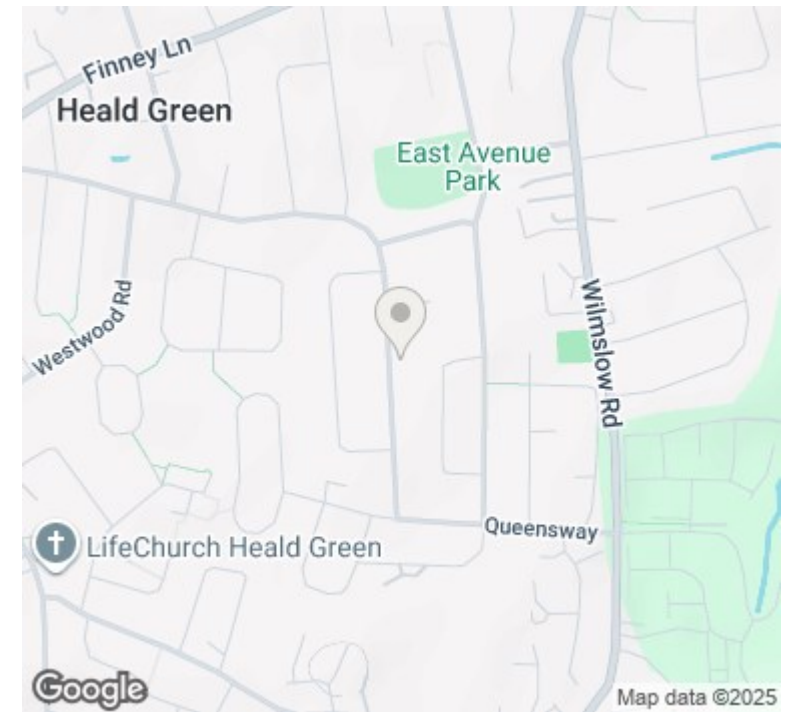






To view this property call Main & Main on 0161 437 1338





Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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